016.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,400 / 941,400
					USE VALUE:	941,400 / 941,400
					ASSESSED:	941,400 / 941,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POUGARIDIS MARIA/TRUSTEE &
Owner 2:	JEPSON SOPHIA/TRUSTEE &
Owner 3:	PATRICK BETSY/TRUSTEE
Street 1:	130 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POUGARIDIS THEOLOGOS--ETAL -
Owner 2:	POUGARIDIS EVANGELIA -
Street 1:	130 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,505 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2702 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6505.000	493,900	4,600	442,900	941,400
Total Card	0.149	493,900	4,600	442,900	941,400
Total Parcel	0.149	493,900	4,600	442,900	941,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.44 | /Parcel: 348.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 11285
GIS Ref:
GIS Ref:
Insp Date: 04/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	494,100	4600	6,505.	442,900	941,600	941,600	Year End Roll	12/18/2019
2019	104	FV	383,400	4600	6,505.	470,600	858,600	858,600	Year End Roll	1/3/2019
2018	104	FV	383,400	4600	6,505.	343,300	731,300	731,300	Year End Roll	12/20/2017
2017	104	FV	359,700	4600	6,505.	299,000	663,300	663,300	Year End Roll	1/3/2017
2016	104	FV	359,700	4600	6,505.	254,700	619,000	619,000	Year End	1/4/2016
2015	104	FV	320,600	4600	6,505.	249,100	574,300	574,300	Year End Roll	12/11/2014
2014	104	FV	320,600	4600	6,505.	204,800	530,000	530,000	Year End Roll	12/16/2013
2013	104	FV	333,500	4600	6,505.	194,900	533,000	533,000		12/13/2012

!1375!

PRINT

Date	Time
12/10/20	16:59:43

LAST REV

Date	Time
05/17/18	08:52:41
ekelly	
1375	

USER DEFINED

Prior Id # 1:	11285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POUGARIDIS THEO	65669-111		7/2/2015	Convenience	100	No	No		
	18094-379		1/15/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/1998	247	Manual	3,350					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
4/10/2000	Inspected	263	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6505		Sq. Ft.	Site		0	80.	0.85	1			Med. Tr	-10					442,909						442,900	

Total AC/HA: 0.14933 | Total SF/SM: 6505 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 442,909 | Spl Credit | Total: 442,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05168319
Const Adj.:	0.97175217
Adj $ / SQ:	173.736
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671014
Depreciation:	177148
Depreciated Total:	493866

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

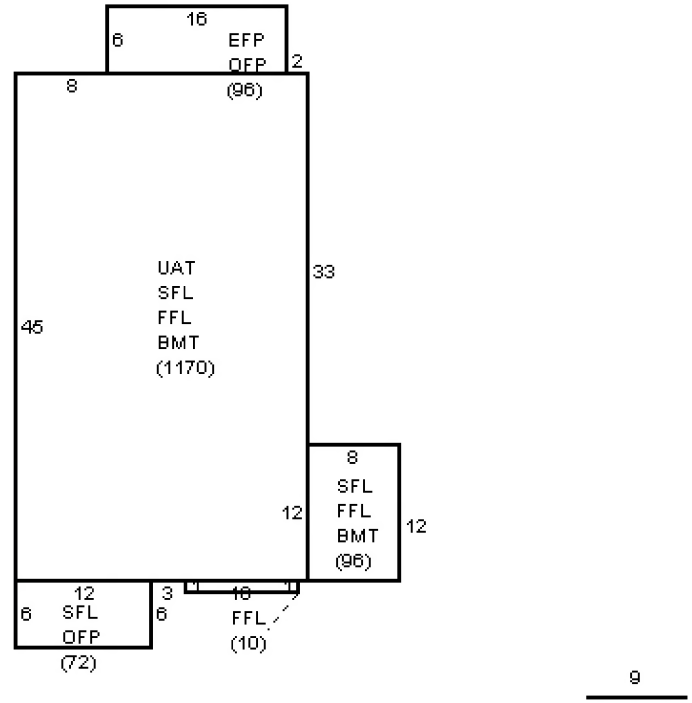
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.74
Special Features:	0	Val/Su Net:	111.31
Final Total:	493900	Val/Su SzAd	188.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,338	173.740	232,459
FFL	First Floor	1,276	173.740	221,687
BMT	Basement	1,266	52.120	65,985
UAT	Upper Attic	293	85.130	24,901
OFP	Open Porch	168	25.580	4,297
EFP	Enclos Porch	96	54.010	5,185

Net Sketched Area:	4,437			Total:	554,514
Size Ad	2614	Gross Are	5314	FinArea	2702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600
2	Frame Shed	D	Y	1	6X8	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600